Zoom Interpretation Services

B

Language and Communications Access

English: For interpretation in Haitian Creole or Spanish,

- 1. Go to the horizontal control bar at the bottom of your screen. Click on "Interpretation."
- 2. Then click on the language that you would like to hear.
- You are now accessing this meeting in your selected language.

Haitian Creole: Pou entèpretasyon Kreyòl ayisyen,

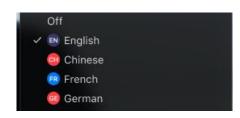
- 1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou "Interpretation"
- 2. Apre sa, klike sou lang ke ou ta renmen tande a.
- 3. Kounye a ou gen aksè a reyinyon an Kreyòl ayisyen

Spanish: Para traducción en Español,

- 1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla "Interpretation".
- 2. Luego seleccione el idioma que desea escuchar.
- 3. Después de seleccionar, usted entrará a la reunión en el idioma "Español".



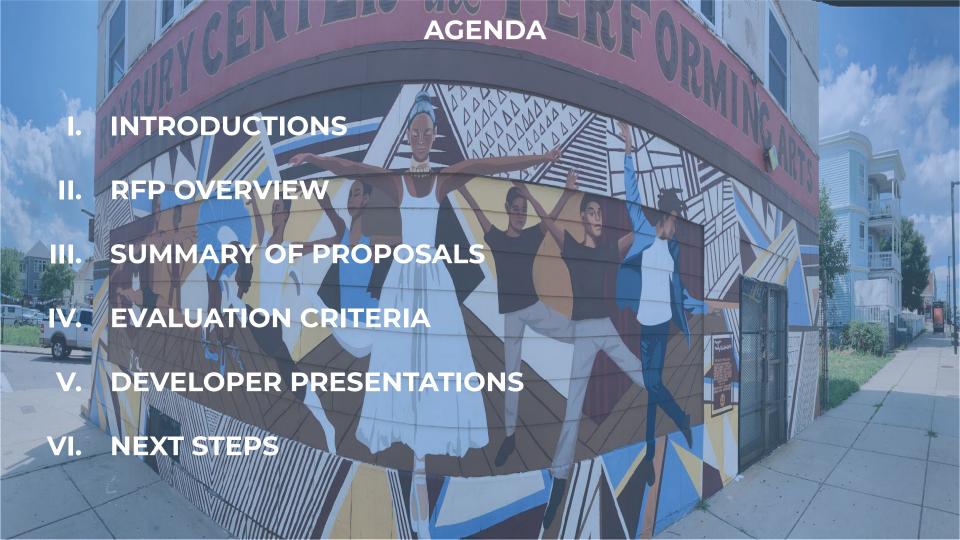












RFP OVERVIEW

As outlined in this Request for Proposals (RFP) issued on May 3, 2021, the development objectives are to:

- 1) support and reenergize retail stores, and to re-establish community-based shopping districts with anchor retail;
- 2) promote housing and mixed-use development such as retail and housing;
- 3) promote opportunities for residents and businesses to contribute to and participate in neighborhood development;
- 4) maximize efforts at equity and inclusion, outreach, and support so that historically underrepresented residents and businesses can achieve success in the plan.



B1 RFP APPLICANTS

RFP was available for 90 days with a deadline of August 3, 2021.

- 6 RFP Applicants;
 - Black Sands Enterprise
 - DVM Consulting LLC.
 - Habitat for Humanity Greater Boston
 - Mobius Community Builders
 - Norfolk Design & Construction
 - o Urbanica, Inc.
- Received proposals for all (10) sites included in the RFP.
- Proposed developments include; affordable rental and homeownership, mixed-use commercial/retail space, and community space.



RFP EVALUATION CRITERIA

- 1. **Minimum Eligibility:** Proposal received by deadline, contains all necessary forms and documents, and is compliant with development objectives.
- **2. Development Plan:** Applicant's development plan relative to the development guidelines & objectives set out in the RFP.
- **3. Design Concept:** Applicant's development plan relative to the design considerations.
- **4. Applicant Experience and Capacity:** Applicant's experience and capacity to undertake the proposed project.
- **5. Applicant's Financial Capacity:** The relative strength of the Applicant's financing plan relative to other proposals.
- **6. Development Cost Feasibility:** Evaluation of the relative strength and completeness of the applicant's development budget relative to other proposals.
- 7. **Diversity and Inclusion:** Applicant's comprehensive planned approach to achieve minority participation.
- **8. Housing Affordability:** Applicant's housing affordability plan relative to other proposals.





Blue Hill Avenue Community Meeting

978 - 982 Blue HIII Ave. : 1085 Blue Hill Ave. : 3 Baird St.





Development Team

Today's Presenters

James Kostaras, AIA

President & CEO Habitat for Humanity Greater Boston

Micaela Younger

Design Administrator/Site Assistant Supervisor Habitat for Humanity Greater Boston

Chris Shepherd

Director of Business Development UHM Properties

Available for Questions

Killion Mokwete, RIBA

Director of Operations
Adaptiv Architecture and Planning

Rob Freni, AIA, LEED AP BD+C

Managing Director
Adaptiv Architecture and Planning



<u>Additional Team members</u>

Gerry Patton

Director of Construction
Habitat for Humanity Greater Boston

Shannon McCormack

Family Services Coordinator Habitat for Humanity Greater Boston

Antonia Bellalta, ASLA

Landscape Architecture Bellalta 3 Design

Andrew Steingiser

Project Architect | Passive House Consultant RDH Building Science

What we do...

- Provide decent, affordable homeownership opportunities in Greater Boston.
- Help families break the cycle of poverty and contribute to communities through homeownership

Our vision: a world in which everyone has a decent place to live





FUNDRAISING the generosity of donors



How we do

COMMITMENT of volunteers

CLOSELY WITH

Our Selection Process



EACH FAMILY INVESTS 300 HOURS

of "Sweat Equity" working on their future home in lieu of a down payment.

HOMEOWNERSHIP CLASSES

Future homeowners complete 10 homeownership classes that cover a range of topics.

PARTNERSHIP WITH EACH FAMILY

an affordable mortgage at a zero or low interest.

As loan originator, we hold each family's mortgage.

Financial Feasibility



Uses of Funding	
Acquisition - Land	\$300.00
Site Prep / Environmental	\$35,000.00
Construction	\$2,918,403.00
Construction Contingency	\$255,792.00
Architect(s) and Engineer(s)	\$106,000.00
Survey & Permits	\$51,000.00
Legal	\$22,000.00
Title and Recording	\$8,000.00
Real Estate Taxes	\$6,000.00
Construction Inspection Fees	\$4,500.00
Total All Uses:	\$3,406,995.00

Sources of Funding	
Sponsor Cash In Hand	\$2,400,000.00
Additional Sponsor Fundraising	\$500,000.00
Bank Loans	\$500,000.00
Donated Materials / Services	\$110,000.00
Total All Sources:	\$3,510,000

Habitat Prior Projects









Balina Place



Woodbine Street

Habitat & UHM Partner Project Blue Hill Condominiums - 350 - 368 Blue Hill Ave.









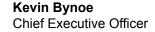






UHM Properties







Sheila Harper
Director of Compliance



Patricia Farr
Director of Human Services



Chris ShepherdDirector of Business Development

UHM Properties LLC (UHM) is a professional management services company whose broad mission is to create and preserve affordable housing communities that will remain affordable for working families. UHM currently manages 20 properties consisting of over 1,400 units in greater Boston, many of them concentrated in the Grove Hall area. We manage properties that have 100% Section 8 contracts and all other properties have affordability components. UHM has the capacity and experience to manage affordable housing properties owned by local not-for-profits as exhibited by our customer base which includes Dorchester Bay EDC, Habitat For Humanity, VBCDC, and the Boston Housing Authority. Financing for these properties consists of lenders such as HUD-insured mortgages, MassHousing, MHIC, MHP, and other conventional lenders.



UHM Prior Projects



Heritage Corner Condominiums

Roxbury, MA

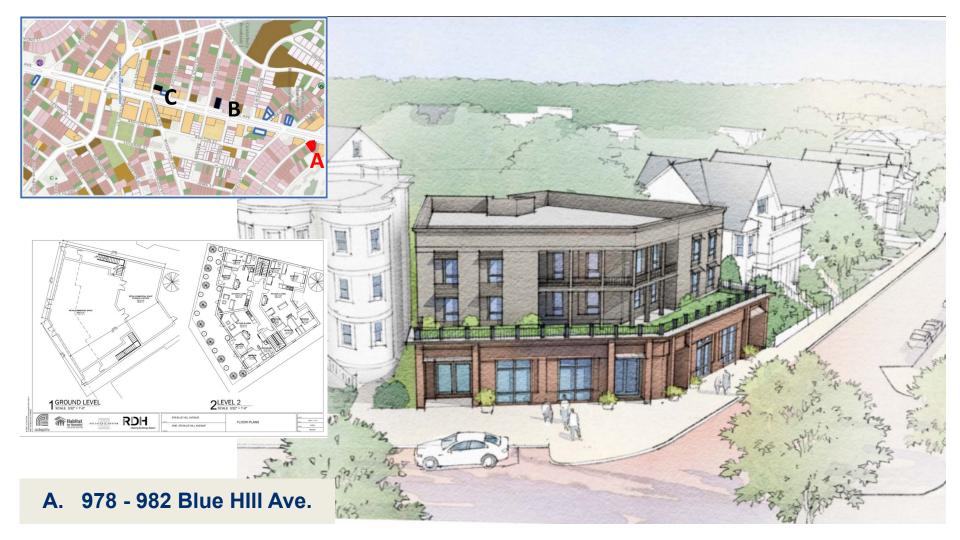
10 Buildings - 6 - 3 Family & 4 - 2 Family Homes
of Units: 26



2451 Washington Condominium Trust

2451 Washington Street Roxbury, MA 02119 # of Units: 16











Questions?





Phone: (617) 423 - 2223

Website: www.habitatboston.org













THE RIGHT TEAM



Corey Thompson Founder & Principal Mobius Community Builders Minority Owned



Gail Sullivan, FAIA, NCARB Managing Principal Studio G Architects WBE



Aeron Hodges, AIA Senior Associate Stantec



Amanda Forde
Development Manager
Mobius Community
Builders M/WBE



Michelle O'Neil President & COO Essex Builders Corp. Women Led



Kimberly Vermeer, LEED AP Homes Sustainability Consultant Urban Habitat Initiatives Inc. WBE



Hector L. Cruz Founder HLC & Associates Minority Owned

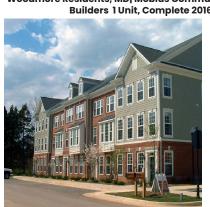




THE RIGHT EXPERIENCE



Woodmore Residents, MD Mobius Community **Builders 1 Unit, Complete 2016**



Edelen Station Townhouses, MD| Devereaux & **Associates**





E+ Highland | Studio G Architects 23 Units, Est.



270 Centre Street | Studio G Architects 30 Units. Complete 2011 **UBUNTU VILLAGE**



225 Centre Street | Stantec 103 Units,



Mosaic | Stantec 145 Units, Complete 2016 09/28/2021



2451 Washington Street| Essex **Builders 16 Units, Complete** 2021



Wellington at 1301 | Essex **Builders 44 Units; Estimated** Completion

WHY A THREE BUILDING APPROACH

- Equitable Development
- Increase Affordable Housing + Stability
- Supportive Housing with Services Shared Between Three Buildings
- Density Supports Local Businesses
- Restaurant with Food People Want
- Shared Community Gathering Space
- Connections with Local Artists and Community Groups





EQUITABLE DEVELOPMENT + 100% AFFORDABILITY



1039 BLUE HILL AVE + 6 FABYAN

19 Units	Car Parking Spaces	Bike Parking	Non-Residential + Amenity Spaces
(7) 1-BR (6)	10		Commercial Resident Amenity
2-BR (6) 3-B	019 BLUI	E HILL A\	/E

Affordability +	
Community	
Stability	
· ·	



18 Units			Non-Residential + Amenity Spaces
(12) 1-BR (6) 2-BR	Spaces 2	ı	Restaurant Resident Amenity

All 100% Affordable at 60% AMI -\$56,400/yr (1) to \$80,520/yr (4 people)



1028-1044 BLUE HILL AVE

18 Units	Car Parking Spaces	1	Non-Residential + Amenity Spaces
(6) 1-BR (12) 2-BR	6		Community Resident Amenity

6 Units for Homeless at 30% AMI -\$28,200 (1) to \$40,250 (4 people)





FINANCIAL FEASIBILITY

Sources		Uses	
Federal LIHTC	\$9,300,000	Site Acquisition	\$300
State LIHTC	\$2,800,000	Construction Cost (Hard Cost)	\$20,080,000
City & State Funding	\$8,170,000	Development Expenses (Soft Costs)	\$3,879,700
Permanent Loan (Residential)	\$4,230,000	Developer Overhead & Fee	\$2,500,000
Proceeds From Sale of Resaurant Spaces	\$2,510,000	Capitalized Reserves	\$550,000
Total	\$27,010,000	Total	\$27,010,000





ENHANCING CONNECTIONS, STRENGTHENING COMMUNITY





















UBUNTU VILLAGE: BLUE HILL AVE CONTEXT









UBUNTU VILLAGE







UBUNTU VILLAGE: THREE BUILDINGS, ONE COMMUNITY





1039 BLUE HILL + 6 FABYAN



1015+1019 BLUE HILL AVENUE



028-1044 BLUE HILL AVENUE

- 4-stories
- 19 Units
- Resident Gathering Space
- Cafe/Commercial

- 4-stories
- 18 Units
- Roof Deck + Outdoor Space
- ZAZ Restaurant

- 4-stories
- 18 Units
- Community Gathering
 + Services







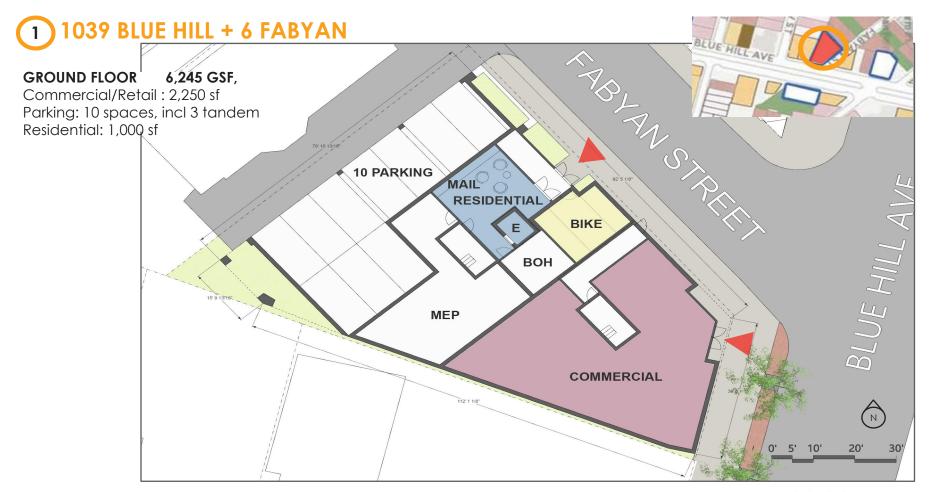
| UBUNTU VILLAGE |

1 1039 BLUE HILL + 6 FABYAN













BRICK FACADES AT 1039 AND 1028 BLUE HILL AVE







2 1015+1019 BLUE HILL AVENUE









1015 + 1019 BLUE HILL AVENUE

GROUND FLOOR 4,350 GSF,

Commercial/Retail: 2,500 sf

Parking: 0

Residential: 1,000 sf

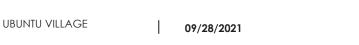
setback to provide driveway access for neighbor

Widened sidewalk for restaurant and public seating

Shared bike racks and bus shelter







OUTDOOR

RESTAURANT 2,500 SF

KITCHEN

BIKE

ROOM

RESIDENTIAL

PUBLIC

SEATING

вон

MEP



TREE GROVE AND WIDENED SIDEWALK - 1019 BLUE HILL AVE







3

1028-1044 BLUE HILL AVENUE









1028-1044 BLUE HILL AVENUE



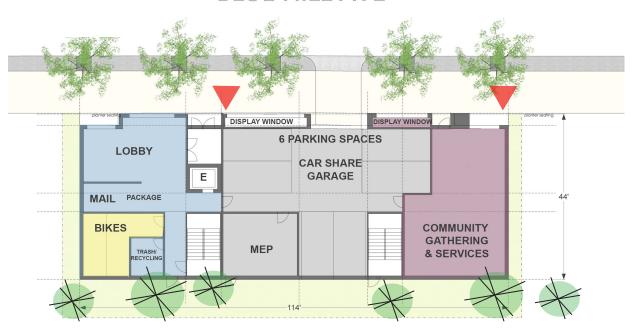
GROUND FLOOR 5,010 GSF,

COMMUNITY: 1,000 sf

Parking: 6

Residential: 1,025 sf

BLUE HILL AVE











BRICK FACADES AND ARTIST MURAL AT 1028 BLUE HILL AVE







SUSTAINABILITY DRIVES DESIGN: HOLISTIC, INTEGRATED STRATEGIES



Energy Star Appliances





Solar

















architects

studio 🔼

Low Energy Design / LEED Certifiable /



Hiáh Performance Airtight Glazing

Daylighting/ Continuous Insulation/ Enclosure

Electric **Panels**

Variable Refrigerant Flow (VRF) HVAC

Storage

Ventilation

Recovery Ventilation

Healthy & Responsibly Resourced Materials

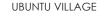
Watersense Plumbing

Sustainable Site

Passive House De-carbonize Healthy & Responsibly Resourced Materials Water Conservation Sustainable Site -Native Planting, Rainwater Irrigation Renewable Energy









UBUNTU VILLAGE: "I AM BECAUSE WE ARE."





















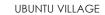












09/28/2021

Mobius
"Building Excellence"







THE RIGHT MIX

1039 BLUE HILL + 6 FAB YAN												
FLOOR	AREA/FLO	OOR		COMMERCIAL	AMENITY				19 UNITS			
						1	2	3	4	5	6	7
4	464	5	SF			560			760	870	880	965
3	614	5	SF			530	555	625	720	925	980	1065
2	614	5	SF			530	555	625	720	925	980	1065
1	446	0	SF	2,080 SF	900 SF		(7) 1BR		(6)	2BR	(6)	3BR
TOTAL	21395	SF		10 PARKING SPACE		NO CDACE						

				1015	+ 1019	BLUE	HILL	AVE			
FLOOR	AREA/FL	OOR	2	RESTAURANT	AMENITY				18 UNIT	S	
						1	2	3	4	5	6
4	429	90	SF			580	550	635	635	700	720
3	435	50	SF			600	550	635	655	720	720
2	435	50	SF			600	550	635	655	720	720
1	435	50	SF	2,500 SF	1,000 SF		(12)	1BR		(6)	2BR
TOTAL	17340	SF		2 POTENTIAL PARK	ING SPACES IN LIE	U OF OUT	DOOR S	EATING	27 BI	(E PARKIN	NG SPACI

			1028-	1044 B	BLUE HILL	AVE				
FLOOR	AREA/FLO	OOR	COMMUNITY	AMENITY			18 UNITS			
					1	2	3	4	5	6
4	4950	SF			550	550	765	765	725	745
3	5010	SF			550	550	785	785	745	745
2	5010	SF			550	550	785	785	745	745
1	5010	SF	1000 SF	1025 SF	(6)	1BR		(12)	2BR	
TOTAL	19980	SF	6 PARKING SPACES				27 BIKE	PARKING	SPACES	;
SUMMAR	Y TOTAL 3	BUILDINGS	: 58,715 GSF	55 UNITS	16-18 CAR PARI	KING SPACES	83 BIKE	PARKING	SPACES	3







BLUE HILL AVE ACTION PLAN B1 PARCELS

Development Proposal for: 1015-1019 Blue Hill Ave. 1028-1044 Blue Hill Ave. & 1039 Blue Hill Ave. & 6 Fabyan St.

Prepared By:

DVM Consulting LLC 1452 Dorchester Avenue, 4th FL Dorchester, MA 02122 <u>www.dvmconsultingllc.com</u>

DWM CONSULTING

1015 - 1019 Blue Hill Ave 10 affordable rental units with Artist live/work preference - Community gathering/ Exhibition space - Shared laundry facility serving artists live-work units (site B and C) - Commercial/ Retail Space 1039 Blue Hill Ave - 6 Fabyan St - 8 Homeownership Condominiums - 600 SF ownership commercial space (potential juice bar) O SITE C 1028 - 1044 Blue Hill Ave - 10 affordable rental units with Artist live/work preference. Community flexible space

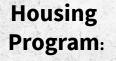
> A Vision That Stems From Within. A Block That Makes it Real.

September 28th, 2021



- **✓ Experienced** & diverse team
- ✔ Responsible energy efficient program
- Design respects the existing community
- ✓ **Support** from community members and financial institutions/partners
- ✓ **Local** affordable housing developer with relevant

lived and work experience.



1.1.1		# of Units	Housing Type
î Î	Site A	8	Ownership
T !	Site B	10	Rental
T L	Site C	10	Rental
	Total:	28	

Restricted at 80% & 100%
Area Median Income



DEVELOPMENT SUMMARY



DEVELOPMENT TEAM

THE SOFENOMENAL AGENCY GROUP

Black-Owned Local
Digital Branding & Marketing Agency



BiPOC-Majority Owned Case Management & Mental Health Providers



STU DIO LUZ

ARCHITECTS

Latinx/WBE Local Architect Firm



Black-Owned Property Management Company



Cape Verdean-Owned General Contracting Co.



Black-Owned Local Cooperative-Style Retail Business



- ✓ Diverse Affordable Housing Experience
- ✓ Small-Business Owner
- ✓ Life-Long Boston Resident
- ✓ Invested in Dorchester, Mattapan, & Roxbury
- ✓ Successful Collaborator
- ✔ Relevant Lived Experience

A Vision That Stems From Within...



LEAD DEVELOPER: DARIELA VILLÓN-MAGA

AFFORDABLE HOUSING EXPERIENCE

1463 Dot Ave Apartments

Location 1463 Dorchester Avenue, Dorchester **Description:** 29 Workforce Housing Units with 1,300sf of Commercial Space

Developer: TLee Development LLC

Architect PlaceTailor

Financing: MassHousing, MHIC/HNEF

Year: 2021-Present



Saige on Fountain

Location 25 Fountain Street, Roxbury

Description: 40 Affordable Ownership

Units **Developer:** Oxbow Urban LLC **Architect** Prellwitz Chilinski Associates **Financing:** DND, MassHousing,

Cambridge Trust

Year: 2020-Present

191 Talbot Ave Apartments

Location 191 Talbot Ave, Dorchester

Description: 14 Workforce Housing Units

with 1,800sf of Commercial Space

Developer: TLee Development LLC

Architect PlaceTailor

Financing: MassHousing, MHIC/HNEF

Year: 2020



Flat 9 at Whittier

Location 100 Cabot Street, Roxbury

Description: 52 Mixed-income Units

Developer: Preservation of Affordable

Housing

Architect The Architectural Team

Financing: HUD, DND, DHCD, Citizens



Carol Ave Apartments

Location 6-8, 10 Carol Ave, Brighton

Description: 33 Mixed-Income Units **Developer:** Allston Brighton Community

Development Corporation

Architect Davis Square Architects

Financing: DND, CEDAC, Brookline Bank

Year: 2016-2018

All Bright Homeownership Program

Location North Brighton/ Lower Allston

Description: 13 Units Acquired; 16 Units

Developed

Developer: Allston Brighton Comm. Dev.

Corp

Architect Geoffrey G. Pingree

Financing: Harvard University

Community Benefits, BCLF

Year: 2015-2018





DEVELOPMENT PLAN



Our Challenge:

- lots of traffic
- lack of public transportation access
- limited access to capital

We Propose:

- a collection of complementary spaces
- a hub to live and work in
- high-quality affordable residences

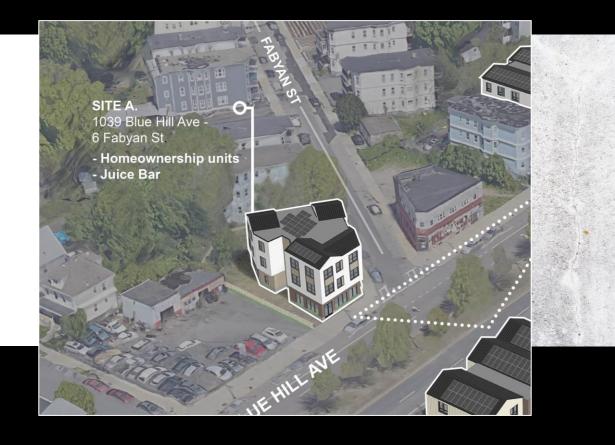
We Will:

- provide support
- increase visibility
- create opportunities for connection

A Vision That Stems From Within.

A Block That Makes it Real.

DEVELOPMENT PLAN



SITE A: 1039 Blue Hill Ave. & 6 Fabyan St.

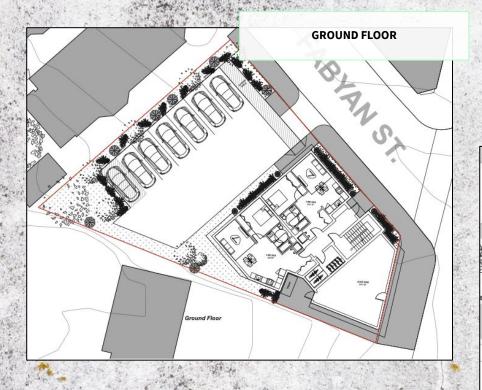
1039 BLUE HILL AVE 6 FABYAN ST



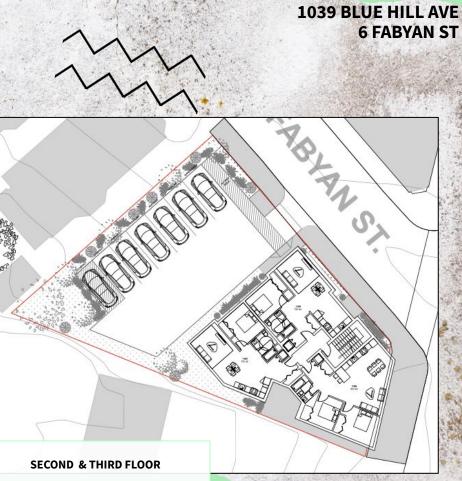
PERSPECTIVES

PROPOSED DESIGN





FLOOR PLANS





PROPOSED DESIGN



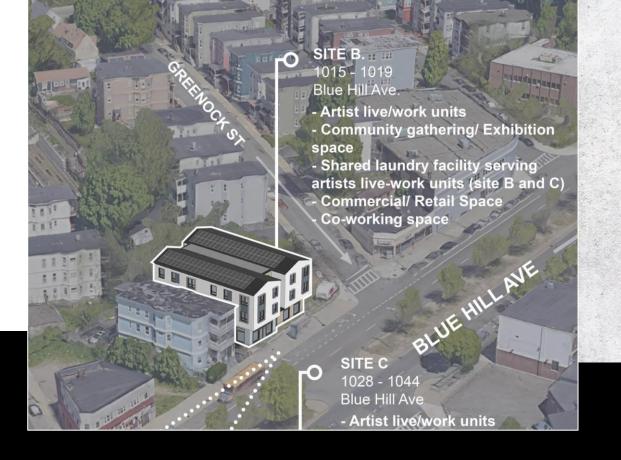
Unit Type	# of Units	Unit Size	Sales Price	Estimated Monthly Housing Cost*
1-Bedroom	3	700sf	\$168,285	\$1,060
2-Bedroom	1	830sf	\$194,300	\$1,180
1-Bedroom !	3	700sf	\$220,320	\$1,355
2-Bedroom	1	830sf	\$253,282	\$1,514

*includes Mortgage, Real Estate Taxes, PMI, Condo Insurance, and Condo Fee

# of BRs	Minimum Income 80%	Minimum Income 100%	HH Size	80% AMI Max Income*:	100% AMI Max Income*:
	\$42.400	¢54.200	1	\$67,700	\$84,600
1 1	\$42,400 - 	i \$54,200 i	2	\$77,350	\$96,650
		¢00.500	3	\$87,000	\$108,750
! 2	\$47,200	\$60,560	4	\$96,650	\$120,800

*Maximum Incomes (set by DND + based on the household size + Area Median Income (AMI))

AFFORDABILITY////



SITE B: 1015-1019 Blue Hill Ave.





✓ ✓ ✓ P ✓ ✓ D

PROPOSED DESIGN



Unit Type	# of Units	Unit Size	Unit Rent	AMI Restriction
1-Bedroom	6	795sf	1,636	80%
<u>-</u> 2-Bedroom	4	-! 1 840sf	1.936	80%

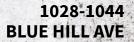
# of BRs	Minimum Income 80%	HH Size	80% AMI Max Income*:
		1 1	\$67,700
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	\$49,080	2	\$77,350
		! 3 !	\$87,000
1 2 1	\$58,080	4	\$96,650

*Maximum Incomes (set by DND + based on the household size + Area Median Income (AMI))

AFFORDABILITY/////

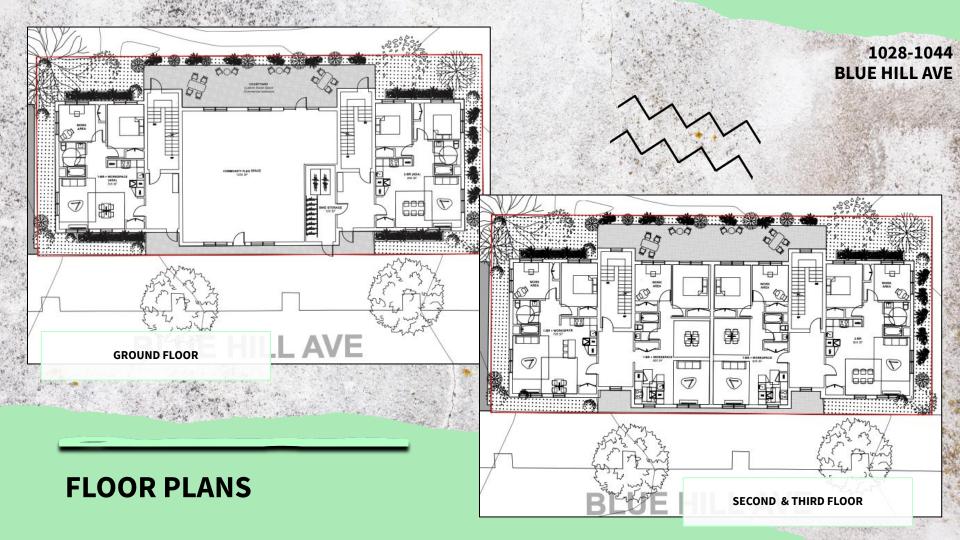


SITE C: 1028-1044 Blue Hill Ave.



PROPOSED DESIGN





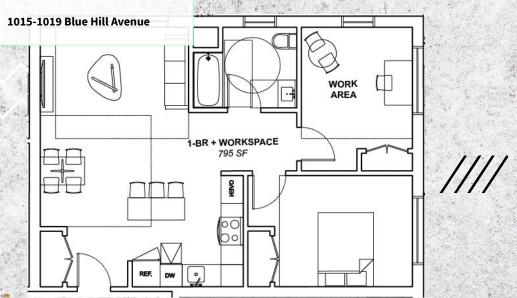
PROPOSED DESIGN



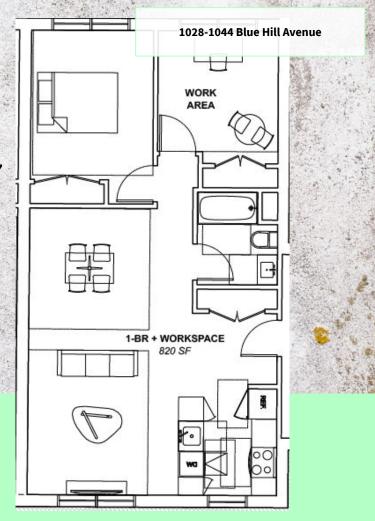
i	nit Type	# of Units	Unit Size	Unit Rent	AMI Restriction
1-1	Bedroom	6	795sf	1,636	80%
2-1		4	840sf	1,936	80%
				Incom	
	i i	\$49.080		1 ! \$67,7	00
	1 1	\$49,080	i i -	2 \$77,3	50
		\$49,080 \$58,080	i i		50

AFFORDABILITY/////





ARTIST LIVE/WORK PREFERENCE







Affordable Ownership Opportunities for Local Entrepreneurs

Location	Size	Estimated Sales Price:
1039 Blue Hill Ave.	600sf	\$140,000
1015-1019 Blue Hill Ave.	770sf	\$150,000

COMMERCIAL SPACES



Paid summer internship for two local youth

Community Flex Space for the use of local businesses, organizations, and entrepreneurs

Street-Team approach to marketing the rental and homeownership units

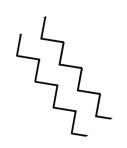
Homeownership Prep for 20 community members within a mile radius

Technical assistance for commercial space owners

A Vision That Stems From Within. A Block That Makes it Real. COMMUNITY BENEFITS

PROPOSED PROJECT LENDERS



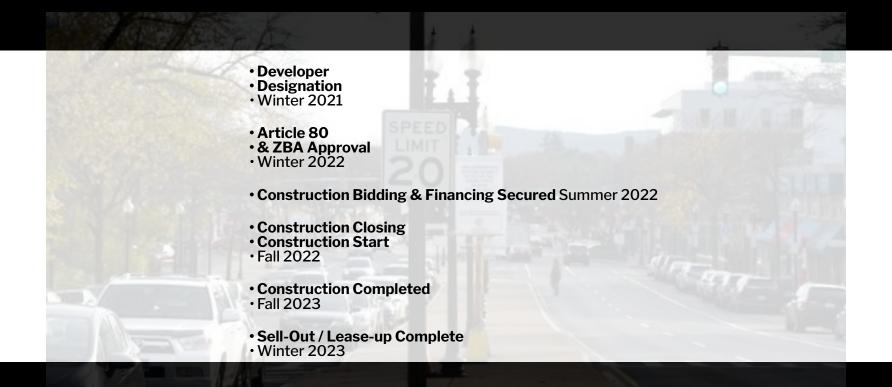












DEVELOPMENT TIMELINE

BLUE HILL AVE ACTION PLAN B1 PARCELS

Development Proposal for: 1015-1019 Blue Hill Ave. 1028-1044 Blue Hill Ave. & 1039 Blue Hill Ave. & 6 Fabyan St.

Prepared By:

DVM Consulting LLC 1452 Dorchester Avenue, 4th FL Dorchester, MA 02122 www.dvmconsultingllc.com





A Vision That Stems From Within. A Block That Makes it Real.





Blue Hill B1 Action Plan Project

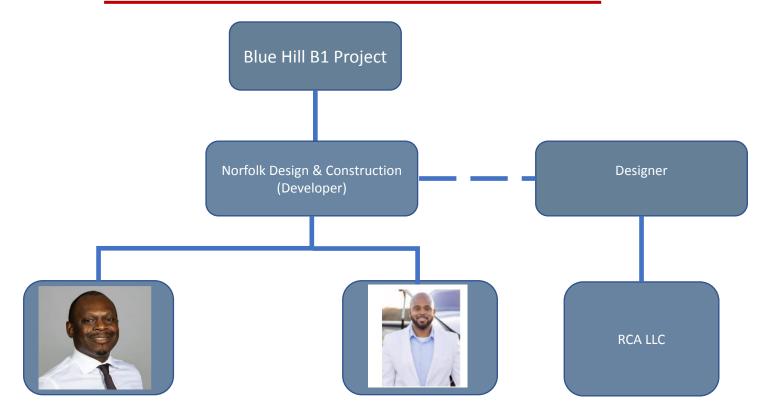
September 28, 2021

- Company Introduction
 - Members
 - Capacity / Experience
 - Ties to Mattapan
 - Commitment to Community
- Proposed Development
 - 1127 1135 Blue Hill Avenue
 - 1127-1135 & 1137 Blue Hill Ave, 3 & 7 Baird Street, 4 & 8 Havelock
 Street
 - 1039 Blue Hill Avenue & 6 Fabyan Street
 - 1015 1019 Blue Hill Avenue
- Next Steps
- Questions





Members





Company Details / Core Competencies

Norfolk Design & Construction

2014

Year Establish

Minority Business
Enterprise

Business Status

Veteran Owned Business

Land Development

Residential Renovation

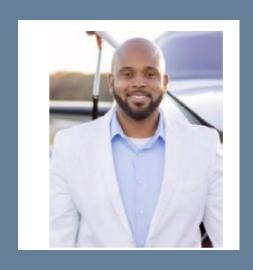
Construction Management

Commercial Construction

Project Management



Members



Duane Boyce Vice President / Founder Norfolk Design & Construction

Education

Bachelor Degree in Mechanical Engineering Boston University 2006

Experience 15+ Years of Project /Construction Management

Highlights

Managed / delivered commercial and utility infrastructure projects ranging from \$500K to \$50M

Accreditation Real Estate Professional Building Committee Member, St. Cyprian Church



Members



Adler Bernadin
President / Founder
Norfolk Design & Construction

Education

Bachelor Degree in Construction Management
Wentworth Institute of Technology 2007
Master Degree in Project Management
Northeastern University

Experience 20+ Years of Project /Construction Management

Highlights

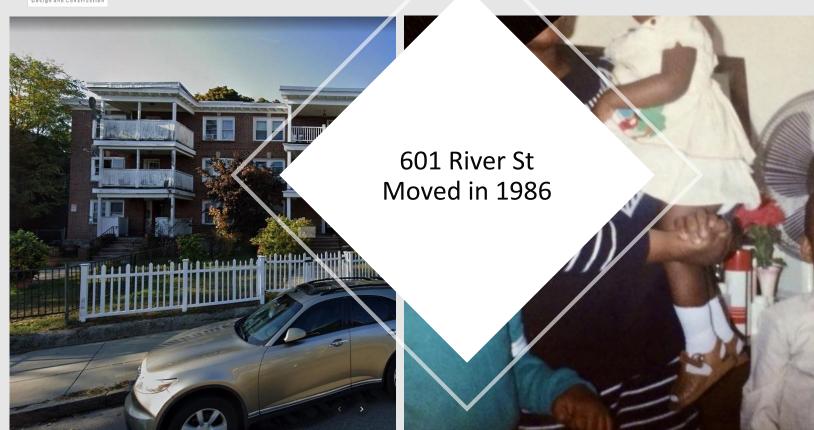
Overseen \$160M Annual Capital Program

Real Estate / Development / Estimating

Accreditation United State Marine Corp Veteran



Ties To Mattapan







Ties To Mattapan





Commitment to Community

- Affordable housing
- Neighborhood Development
- Sustainability
- Healthy Living



Commitment to Community

10 WILMORE ST MATTAPAN, MA

- 3 Family residence
- Year Renovated: 2017
- 9 Total Bedrooms
- . 3 Total Baths
- Approx. 3900 sq. ft.
- Tankless Water Heater
- Baseboard Heating
- Dasenould Heating
- Shared 2 Car Driveway
- Hardwood Floors
- Breakfast Far
- Granite Countertops
 Stainless Steel Appliances
- Washer Dryer Hookup









Increased Multi-Family Home **value** by \$150,000



Under Construction



Commitment to Community

RRRd Neighborhood Association Roseberry Road Hyde Park, MA 02136 9/27/2021

To whom it may concern:

I am writing to refer (Norfolk Construction Company). They have done a tremendous job with building the 2 town houses on our street. The contractors that they hired were timely and very polite whenever we made requested of them or just had conversations with them. They pay attention to supplier diversity when they hired the different contractors for the job. They also regularly met with neighbors and the association whenever we had concerns. They worked to hit deadlines and secured the area for the safety of the neighborhood every night once the work was completed for the day. We highly recommend them for the next job they may bid on.

Sincerely

Renee T. Owens Co-Chair RRRd Neighborhood Association



Upcoming Community Projects

HOLBORN STREET DEVELOPMENT DORCHESTER, MA **6 Affordable Units NHI Project** Year Built: 2022 2 & 3 Bedroom Units 14 Bedrooms Total 7 Baths Total Approx. 7500 Sq. ft. Total **High Efficiency Plumbing** & HVAC Systems **Central Air Conditioning Hardwood Floors Granite Countertops Stainless Steel Appliances Washer Dryer Hookup**

ELEVATION 1

SCATTERED SITES DEVELOPMENT DORCHESTER, MA 9 Affordable Units **NHI Project** Year Built: 2022 & 2023 2 & 3 Bedroom Units 22 Bedrooms Total 13 Baths Total Approx. 12,000 Sq. ft. Total **High Efficiency Plumbing & HVAC Systems Central Air Conditioning** Hardwood Floors **Granite Countertops** Stainless Steel Appliances **Washer Dryer Hookup**







Proposed Development

- 1127-1135 Blue Hill Avenue + 3 Baird Street (Option # 1)
- 1127-1135 & 1137 Blue Hill Ave, 3 & 7 Baird Street, 4 & 8 Havelock Street (Option # 2)
- 1039 Blue Hill Avenue & 6 Fabyan Street
- 1015 1019 Blue Hill Avenue







TOTAL UNIT MIX		
UNIT TYPE	# OF UNIT	UNIT SIZES
1 BEDROOM	3 UNITS	(645 SQ. FT.)
2 BEDROOM	6 UNITS	(869 SQ. FT 899 SQ. FT.)
TOTAL:	9 UNITS	
COMMERCIAL SPACE	2 UNITS	(959 SO ET 006 SO ET)
COMMERCIAL SPACE	2 UNITS	(858 SQ. FT 996 SQ. FT.)

PARKING PROVIDED NONE PROVIDED

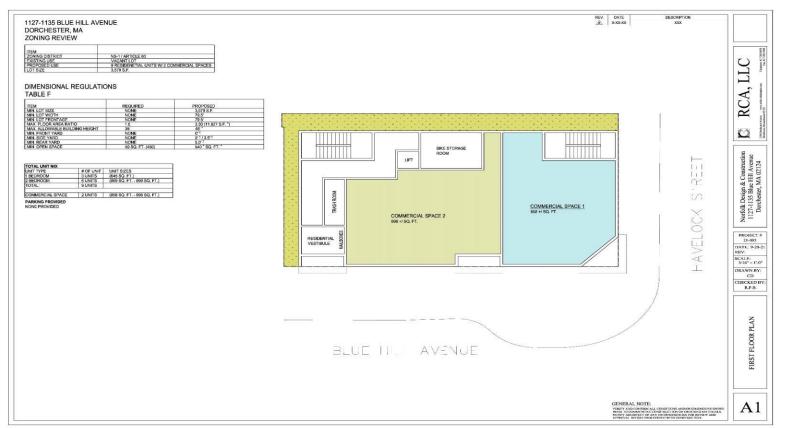


























TOTAL UNIT MIX		
UNIT TYPE	# OF UNIT	UNIT SIZES
3 BEDROOM	3 UNITS	(1,176 SQ. FT 1,250 SQ. FT.)
TOTAL:	3 UNITS	
COMMERCIAL SPACE	NONE	

PARKING PROVIDED NONE PROVIDED

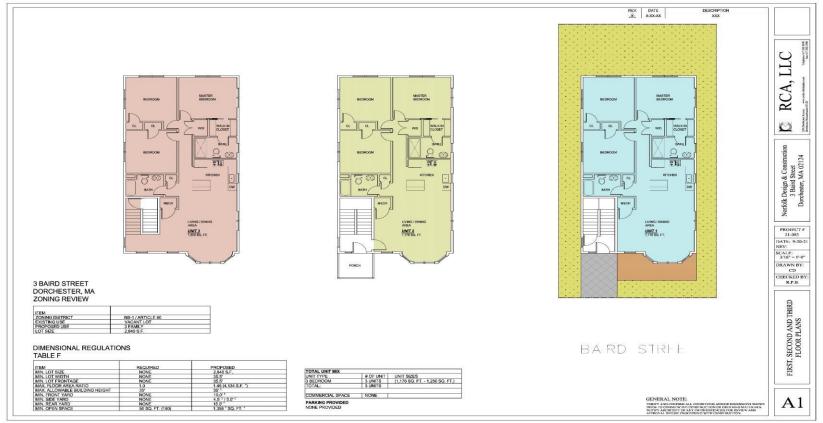






















TOTAL UNIT MIX	_	
UNIT TYPE	# OF UNIT	UNIT SIZES
1 BEDROOM	12 UNITS	(629 SQ. FT 861 SQ. FT.)
2 BEDROOM	10 UNITS	(937 SQ. FT 1,642 SQ. FT.)
3 BEDROOM	8 UNITS	(1,485 SQ. FT 1,512 SQ. FT.)
TOTAL:	30 UNITS	
COMMERCIAL SPACES	4 UNITS	(1,027 SQ. FT 1,344 SQ. FT.)

PARKING PROVIDED

22 PARKING SPACES PROVIDED





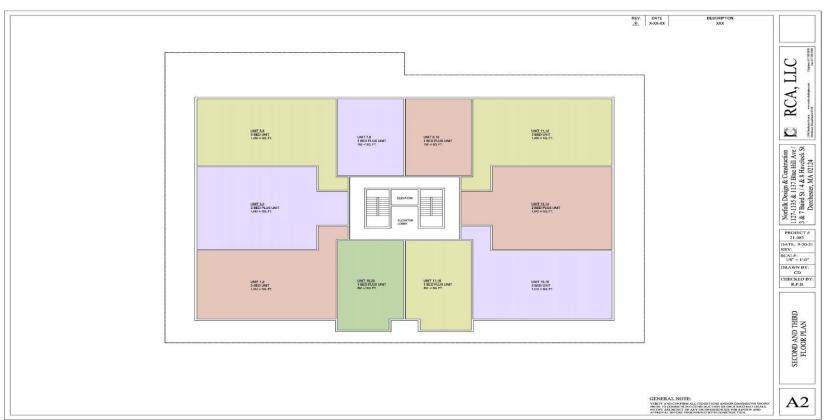




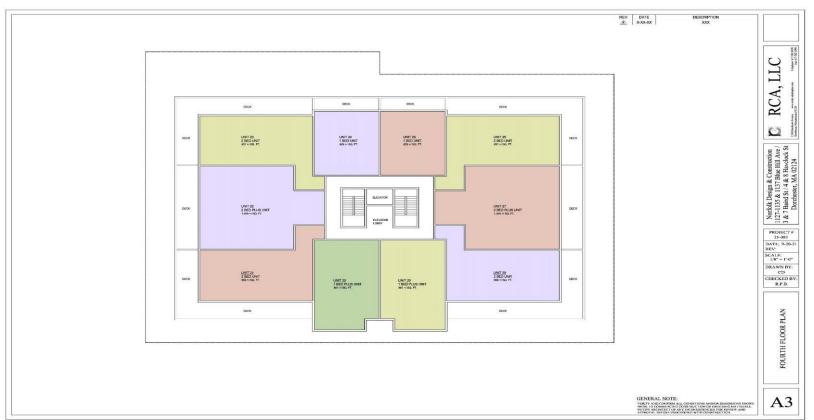






















TOTAL UNIT MIX		
UNIT TYPE	# OF UNIT	UNIT SIZES
STUDIO	2 UNITS	(500 SQ. FT.)
1 BEDROOM	2 UNITS	(655 SQ. FT.)
2 BEDROOM	9 UNITS	(857 SQ. FT 893 SQ. FT.)
3 BEDROOM	2 UNITS	(1,013 SQ. FT 1,124 SQ. FT.)
TOTAL:	15 UNITS	
	**	
COMMERCIAL SPACE	1 UNIT	(1,252 SQ. FT.)

PARKING PROVIDED

8 PARKING SPACES PROVIDED

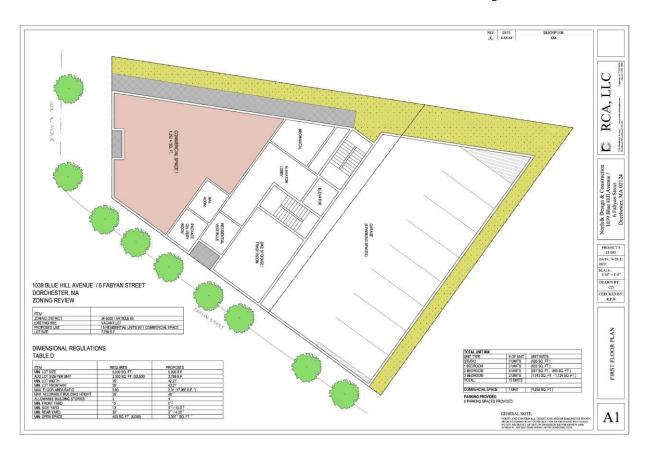






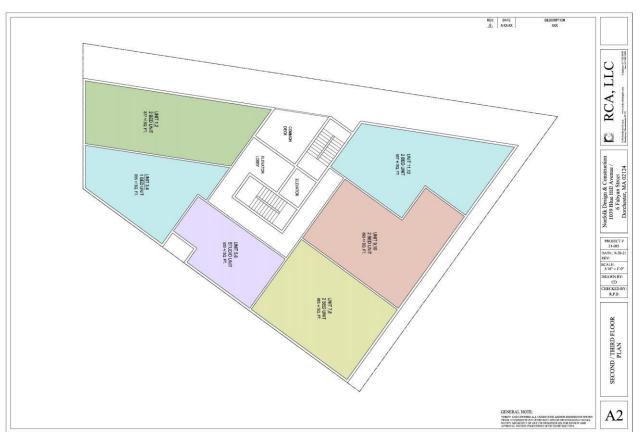






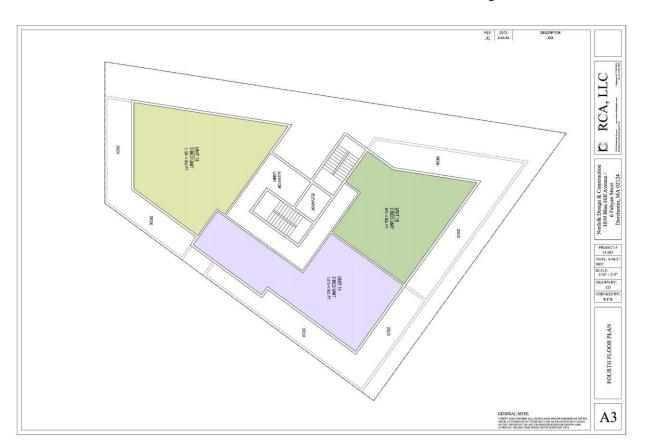


1039 Blue Hill Avenue & 6 Fabyan Street





1039 Blue Hill Avenue & 6 Fabyan Street

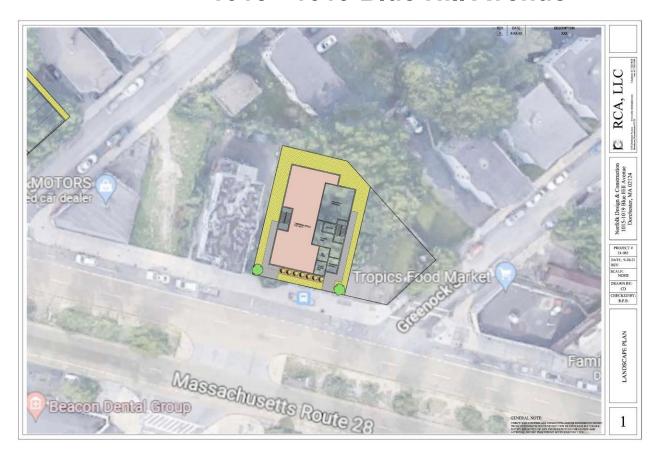




1039 Blue Hill Avenue & 6 Fabyan Street









TOTAL UNIT MIX		
UNIT TYPE	# OF UNIT	UNIT SIZES
STUDIO	2 UNITS	(476 SQ. FT.)
2 BEDROOM	6 UNITS	(860 SQ. FT 960 SQ. FT.)
TOTAL:	8 UNITS	•
COMMERCIAL SPACE	1 UNIT	(2,148 SQ. FT.)

PARKING PROVIDED NONE PROVIDED























Next Steps

DND Notice of Award

Community Meeting on Preliminary Design

Design Development

Construction Document / Permitting

Construction

Community Engagement Throughout Project Process



Questions



Presentation to the 1028-1044 Blue Hill Ave community meeting

1028-1044 Blue Hill Avenue Boston, MA 02124

URBANICA

company profile



- vertically integrated local -
- -10001-
- public/private partnership -

mission statement



sustainable development

URBANIC

A



MELNEA HOTEL + RESIDENCES

425-435 MELNEA CASS BLVD, DUDLEY SQUARE, BOSTON, MA (Under Construction)



SIX9ONE RESIDENCES

691 MASSACHUSETTS AVENUE, BOSTON, MA (Completed)



PARCEL U

92 - 171 HYDE PARK AVENUE, JAMAICA PLAIN, BOSTON, MA (Multiphase | Phase 1 Completed)



D4 SOUTH END

7 WARREN AVENUE, BOSTON, MA (Completed)



74 HIGHLAND eHOMES

74 HIGHLAND ST, FORT HILL, ROXBURY, BOSTON, MA (Completed)



URBANICA 50

50 BOW STREET, SOMERVILLE, MA (Completed)



E+ HIGHLAND STREET

226-232 HIGHLAND ST, FORT HILL, ROXBURY, BOSTON, MA (Completed)



U HOMES

90 ANTWERP ST., BRIGHTON, MA (Pre Construction)

1028-1044 Blue Hill Ave | COMMUNITY PRESENTATION 9.28.2021

development plan

Development Program

Unit Mix: 18 units

-1 Bedroom: 9 units

-2 Bedroom: 9 units

(Including 6 Live-Work Unit on the ground floor)

Target Income

All 18 units are income-restricted homeownership units: 9 units $@ \le 80\%$ AMI 9

units @ ≤ 100%AMI



Inclusion and Good Job Strategy Plan

The team has spent significant efforts has solid track record to maximize participation of Boston residents, minority, and fe-male. From the design/development team, to the construction, to the ownership, financing and post construction, we have identified ways to include meaningful diverse participation.

The team has achieved outstanding inclusionary hiring statistics in the Parcel 9 project by allocating 80% working hours to minorities.

This project will be creating around 30 construction job. The team is committed to providing economic opportunities to Boston residents, people from the neighborhood and woman in both the development phase and operations phase of the project. We still strive to meet and exceed the goals of:

- 51% of the total work hours go to Boston residents
- 51% of the total contract values go to MBE/WBEs.
- 51% of the total work hours go to minorities
- 12% of the total work hours go to women.

Boston Redevelopment Authority Statistical Report

Page 5 of 5 3/15/2018

Project: MELNEA HOTEL Project Type: Open Shop

Project Date: From: 12/01/2016 To: 12/01/2018 Gen.Cont: CRANSHAW CONSTRUCTION

> Total Minority Minority Female Resident Resident Total Minority Resident Female Female Hours **Employed** Hours Percent Hours Percent Hours Percent Employed Employed Employed

Totals for Project: 37,583.50 25,224.50 67.1% 4,525.00 12.0% 20,435.00 54.4% 225 117 18 75

Report is for 17 contractors 54% Poston Posidents 67% Minority 12% Female

Report is for 17 contractors 54% Boston Residents, 67% Minority, 12% Female

& Over 40% M/WBE Companies Boston Redevelopment Authority Statistical Report Page 1 of 5 Project: MELNEA HOTEL Project Type: Open Shop Project Date: From: 12/01/2016 To: 12/01/2018 Gen.Cont: CRANSHAW CONSTRUCTION Boston Redevelopment Authority Statistical Report Page 2 of 5 Hours Project MELNEA HOTEL Project Type: Open Shop Contractor: CARR. H. & SONS, INC. Persont Date: From: 12/05/2014 Gon.Cont. CRANSHAW CONSTRUCTION 72.00 0.00 0.0% LABORER 149.00 24.00 16.1% **Boston Redevelopment Authority Statistical Report** Page 3 of 5 PLASTERER 55.00 100.0% 3152018 10/13/2017 Evolugh 12/15/2017 Project Type: Open Shop Contractor: HELICAL DRILLING 276.00 79.00 28.6% Project Date: From: 12/01/2016 To: 12/01/2018 Gen.Cont. CRANSHAW CONSTRUCTION Contractor: EAST COAST INTERIORS CORP. 149.50 38.25 25.6% Boston Redevelopment Authority Statistical Report Page 4 of 5 03/35/3017 Brough 04/01/3017 9.490.50 5.501.00 58.0% 3/15/2008 Totals for Contractor: Project: MELNEA HOTEL DETECTION OF THE PARTY OF THE P Contractor: METRO EQUIPMENT COMPANY Totals for Contractor: 9,490.50 5,501.00 50.0% Project Date: From: 12/01/2016 To: 12/01/2018 Contractor: INNER CITY FIRE PROTECTION Gen. Cost: CRANSHAW CONSTRUCTION 579.00 452-00 70-06 Contractor: FEDERAL CONCRETE EQUIPMENT OPERATOR. 264.00 264.00 100.0% LABORER 1,462:00 1,183.00 80.9% Hours SERVICED CITTED 941.00 709.00 83.8% CARPENTER 533.50 258.50 48.5% 69/19017 Brough 12/59/9017 15/94/2017 through 03/17/2018 IRON WORKER 172.00 80.00 512% Totals for Contractor: 2,304.00 1,899.00 82.4% Contractor: STREAMLINE WATERPROOFING & CAULKING Totals for Contractor: 1,068.00 816.66 85.0% LABORER 520.00 177.50 33.7% 64/08/2017 (Wough 10/21/0917 WATERPROOFER Contractor: OUTKAST ELECTRICAL Contractor: JJRG WILLAIMS PLUMBING Totals for Contractor: 1,231.50 524.00 42.5% 13/23/2017 though 63/24/2018 1.196.00 1.141.00 95.4% 3,672.00 3,672.00 100.0% Totals for Contractor: 857.50 415.00 40.4% Contractor: FRONTLINE INC. SECURIOR SPRONG SECURIOR Totals for Contractor: 3,672.00 3,672.00 100.0% Contractor: SUPERIOR PLUMBLING, INC. Totals for Contractor: 1,196.00 1,141.00 95.4% 3.492.50 3.046.00 87.2% \$6/08/2017 (Nough 03/10/2018) Contractor: PEGASUS & SON MASONRY CONS PLUMBER Contractor: MARGUERITE CONCRETE INC 2.102.50 1.356.25 62.1% 0.00 -0.0% 1.347.50 61.7% Totals for Contractor: 3,492.50 3,046.00 87.2% ONTHIGSTS THOUGH EGGOGGTS LABORER 815 70 000 50 NO 761 Totals for Contractor: 2,182.50 1,356.25 62.1% 1,347.50 61.7% 31 14 0 CARDENTED D.00 0.0% MASON TENDER 1,369.50 674.00 63.8% CARPET LAYERS 222.00 120.50 54.3% DECREOT? SYOUR DICHOUS Contractor: T&T STEEL ERECTORS, INC EQUIPMENT OPERATOR 194.00 64.50 33.2% Totals for Contractor: 2,164.50 1,173.50 53.7% LABORER 917.00 50.00 42.7% 03/25/2017 Swough 02/03/2018 IDON WODKED 96.00 13.3% 210.00 29.0% GETSGS17 THOUGH DEROGG17 Contractor: SAVE ON WALLS Totals for Contractor: 600.00 235.00 34.6% 224.00 440.00 60.00 96.00 49.9% 216.00 29.0% 9 6 1 2 CARRENTER 8,000.50 3,064.50 50.5% 010.50 LABORER 708.50 89.2% Contractor: YOUTH BUILD BOSTON 08.90/2017 #Yough 09/03/2018 Totals for Contractor: 6,660.00 3,793.60 55.1% CARRENTER 995.50 100.0% 995 50 499 0% 09/22/2017 Prepart: 13/29/2017 995.50 100.0% 494.00 49.6% Contractor: ZICHELLE STEEL ERECTORS, INC. Construction Workforce Statistical Report to BPDA 126.00 0.00 0.0% 0.00 0.0% 0.00 0.0% 08/19/2017 though 08/02/2017 Totals for Contractor: 126.90 0.00 0.0%

Partnership Trustee for MINORITY CROWD FUND



Joseph D. Feaster Jr., Esq., President Feaster Enterprises 51 Elmore Street # 3 Roxbury, MA 02119

cell 781.408.1425 • office 617.723.0400 • ifeaster@mckenzielawpc.com

PROFILE

Accomplished leader and lawyer with over 40 years of successful experience in the public and private sectors. Passionate about community service and have served on and led many non-profit Boards of Directors. Extensive experience managing people, moving organizations forward, and facilitating community processes. A certified mediator who is exceptionally skilled at managing large scale projects, resolving disputes, and negotiating between parties to find common ground and solutions. Excellent understanding of complex organizations, community based non-profits, health care, real estate, banking, zoning and licensing.

LEGAL / MANAGEMENT EXPERIENCE 1998 - present McKENZIE & ASSOCIATES, P.C.

BOSTON, MA

Counsel

Represent numerous community development corporations, developers, and individual buyers and sellers in the areas of real estate, contracts, zoning and licensing.

- Successfully represented community development corporations in numerous projects costing in excess of \$10 million.
- Serve as the court-appointed Receiver for a community health center.

2012-2013 TOWN OF STOUGHTON STOUGHTON, MA

Interim Town Manager Managed a town government with a budget more than \$80 million and over 300 employees,

1995 - 1996 BOSTON HOUSING AUTHORITY BOSTON, MA Interim Administrator

Oversaw the day-to-day management of one of the largest public housing authorities in the country with a staff of over 1000 employees and a combined annual operating and capital budget exceeding \$300 million.

- Led the planning of two HOPE VI developments, Orchard Gardens in Roxbury and Mission Main in Boston, with a total development cost in excess of \$100 million.
- Negotiated 7 out of 8 labor agreements that had gone unresolved for many years.
- · Restored employee morale by granting long awaited salary adjustments and instituting programs that created an environment of listening, communicating, taking action and trust.
- Enhanced relationships between the BHA and tenants/tenant organizations by regularly meeting with tenants, addressing their concerns, and improving response times and service.

1994 -1995 CITY OF BOSTON BOARD OF APPEAL BOSTON, MA 1996-2005 Member and Chairman

Appointed by the Mayor and served as Chairman for 3 years of Board that issues variances throughout the city based on Boston's zoning code.

Joseph D. Feaster Jr., Esq page 2

1990 - 1993 MASSACHUSETTS COMMUNITY & BANKING COUNCIL BOSTON, MA President

Oversaw the coordination of the Community Reinvestment Act (CRA) and Home Mortgage Disclosure Act (HMDA) activities between banks and community groups throughout the state. Worked with 18-member Board of Directors, senior banking and community representatives, government officials, and the media.

- · Improved consumer complaint resolution by designing and administering a dispute resolution program for borrower complaints against lenders.
- · Developed effective CRA products including banking accounts without fees for low income and elderly customers, an education program for first time homebuyers, and various mortgage products.

1985 - 1990 MASSACHUSETTS TURNPIKE AUTHORITY BOSTON, MA

Acting Director of Real Estate; Deputy Director of Real Estate

Managed the MTA's real estate holdings, its leased properties, and the Emergency Service Department. Advised senior staff on all real estate matters.

- · Assisted in negotiating a long-term lease for the installation of fiber-optic cables worth millions of dollars over the life of the contract.
- Assisted in developing and implementing an RFP process for leasing the 11 gas stations and food service areas on the turnpike, providing millions of dollars in revenue annually to the MTA.

EXECUTIVE OFFICE OF ADMINISTRATION & FINANCE 1983 - 1985 BOSTON, MA Assistant Secretary and General Counsel

Provided legal analysis, opinions, and advice to the Secretary and the Governor's Executive Office. Supervised three departments, including the MCAD and Affirmative Action offices. Coordinated diversity issues with the Governor's Counsel. Interacted with the legislature and other secretariats within the Executive Branch.

- · Negotiated and co-drafted significant Executive Orders for the Governor.
- · Played an instrumental role in implementing the Governor's initiatives and working with external constituencies to advance the Governor's initiatives.

PRUDENTIAL INSURANCE CO. BOSTON, MA Associate and Assistant General Counsel

Excelled at providing legal analysis and opinions to company departments and advised senior management on legal/policy issues.

1975 - 1979 NATIONAL LABOR RELATIONS BOARD BOSTON, MA

Successfully investigated, litigated or favorably settled 100% of cases.

CONSULTING EXPERIENCE 1999 - present NORTH AMERICAN MANAGEMENT

Project Manager

BOSTON, MA

Provide technical expertise to federal, state, and local government organizations in the areas of public housing, housing development, public finance, economic development, public and private investment strategies and corporate procedure development.

· Assisted HUD in the development of an assessment for evaluating public housing authorities.

1028-1044 Blue Hill Ave | COMMUNITY PRESENTATION 9.28.2021

Joseph D. Feaster Jr., Esq. page 3

1999 - 2016 VICTORY GROUP, INC. BOSTON, MA

Senior Vice President

Registered legislative and executive branch lobbyist in Massachusetts.

Successfully preserved or secured additional public funding for several clients. · Developed significant relationships with local community leaders, executive and legislative

branches of the Commonwealth, and members of the U.S. Congress.

1985 - present FEASTER ENTERPRISES BOSTON, MA

President

Provide board member development for and real estate and zoning expertise to community

based organizations.

* Facilitated community processes for procuring sites for 2 of the 3 newly constructed public middle schools in the City of Boston, and for numerous real estate developers throughout the

· Developer of the former "Tree of Life" site in the South End with Schochet Associates

COMMUNITY LEADERSHIP

Current

- · Chairman, Urban League of Eastern Massachusetts
- · Co-Chair. My Brother's Keeper Boston
- Board Member, Massachusetts Association for Mental Health, Inc.
- · Advisory Council, Samaritan's Inc.

Past

- · President, NAACP Boston Branch
- · President, Northeastern University School of Law Alumni Association
- · Co-Chair, Steering Committee, Boston Lawyer's Committee for Civil Rights Under Law
- · Co-Chair, Greater Boston Civil Rights Coalition
- · Chairman and Board Member Emeritus, Dimock Community Health Center Board of Directors
- · Chairman, Boston Enhanced Enterprise Community Advisory Board
- · Speaker of the House, National Association of Community Health Centers
- · First Vice President, USO Council of New England, Inc.
- · Board of Directors, Massachusetts League of Community Health Centers
- · Board of Directors, Whittier Street Community Health Center
- · Allocation Committee, United Way of Massachusetts Bay
- · Member, Massachusetts Workforce Investment Board
- · Member, Massachusetts Black Lawyers Association
- · Vice Chair, Neighborhood Health Plan Board of Directors
- · Trustee, Southern New England School of Law
- · Executive Council Member, Massachusetts AARP
- · Board Member, National Lawyer's Committee for Civil Rights
- · Board Member, Health Care For All

Joseph D. Feaster Jr., Esq. page 4

EDUCATION 1988	CENTER FOR REAL ESTATE DEVELOPMENT, MIT Minority Developer's Certification	CAMBRIDGE, MA
1984	JOHN F. KENNEDY SCHOOL OF GOVERNMENT, HARVARD Senior Executive Program	CAMBRIDGE, MA
1975	NORTHEASTERN UNIVERSITY SCHOOL OF LAW J.D.	BOSTON, MA
1972	NORTHEASTERN UNIVERSITY R A	BOSTON, MA

1028-1044 Blue Hill Ave | COMMUNITY PRESENTATION 9.28.2021

Minority Crowd Fund

UP TO 100% OF THE PROJECT OWNERSHIP ACCESSIBLE TO MINORITY AND MICRO INVESTMENT

- -Urbanica plans to establish a minority crowd fund that makes up as much as 100% of the total equity, which is \$150,000
- -The fund will be managed by Feaster Enterprises and will offer investment opportunities exclusively to minority investors of small scale.
- If selected, Urbanica will form the **1028 LLC with the minority crowd fund**. Urbanica will be the manager of the new entity while the other investors will be the members and achieve the ownership proportionally to their investments.

design

Design Narrative

CONTEXTURAL RESPONSE

- -Elements of texture, color, roof shape, window proportions, angular bays are carefully crafted to create a more contemporary interpretation of townhouse yet to present a familiar face to the neighborhood.
- -The narrow 50' in-depth presents an opportunity for a contemporary town-house building strategy that is well integrated with the landscape in terms of height, mass, and scale.
- -This proposed development is organized into 6 groups of townhouse -the new building compliment the 10-15' building width rhythms, rooflines, and character of the historic architecture of the neighborhood.



Site Plan



Ground Floor Strategy

The ground floor of over 4,000 sf provides 6 income-restricted live-work spaces to activate and energize the street façade with exhibitions, galleries, retails and etc.









Floor Plans







Floor Plans







Floor Plans



1BR

2BR



THIRD FLOOR
PLAN

Elevation





Sustainable Design



LEED Checklist

LEED BD+C: Multifamily Lowrise v4 - LEED v4

1028-1044 Blue Hill Ave Scorecard

Location: 1028-1044 Blue Hill Ave, Boston, MA										
Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.										



\sim	Sustainable Si	tes Preliminary Y 4 of 7 M 0	Verified 0	
	SSp	Construction Activity Pollution Prevention	Required	Not Verified
	SSp	No Invasive Plants	Required	Not Verified
	SSc	Heat Island Reduction	0 of 2	0
	SSc	Rainwater Management	2 of 3	0
	SSc	Nontoxic Pest Control	2 of 2	0

Water Efficiency	Preliminary Y 6 of 12	M f	Verified 6			
WEp	Water Metering	Required	Not Verified			
Performance Path						
WEc	Total Water Use			0 of 12	0	
Prescriptive Path WEc	Indoor Water Use			6 of 6	0	6
WEc	Outdoor Water Use			0 of 4	1	

Energy and	Atmosphere Preliminary Y	23.5 of 37 M 0	Verified 21.5		
EAp EAp	Minimum Energy Performance		Required Required		Not Verified Not Verified
EAp	Energy Metering Education of the Homeowner, Tenant or Building I	Manager	Required		Not Verified
EAc	Annual Energy Use		21.5 of 30	0	21.5
EAc	Efficient Hot Water Distribution System		2 of 5	0	
EAc	Advanced Utility Tracking		0 of 2	0	

	Materials and	Resources	Preliminary Y	1.5 of 9	M 0.5		V	ferified 0						
	MRp	Certified Tropical Wood						Required					No	ot Veri
	MRp	Durability Management						Required					No	ot Veri
	MRc	Durability Management Verificati	on					1 of 1		0				
	MRc	Environmentally Preferable Prod	ucts					0.5 of 5		0				
	MRc	Construction Waste Managemen	ıt.					0 of 3		0.5				
	Indoor Enviro	nmental Quality	Preliminary Y	10.5 of 18	M f		V	ferified 4.5						
	EQp	Ventilation	Required		Not Ver	ified								
	EQp EQp	Combustion Venting Garage Pollutant Protection					F	Required Required					Not Vi Not	erifie Ver
	EQp	Radon-Resistant Construction	Air				F	Required					Not	Ver
	EQp	Filtering					F	Required					Not	Ver
	EQp	Environmental Tobacco Smoke					,	Required					Not	Ver
	EQp	Compartmentalization						Required					Not V	larifa.
	EQc	Enhanced Ventilation						3 of 3		0			3	CIIIIO
	EQc	Contaminant Control						0.5 of 2		0			0.5	
	EQc	Balancing of Heating and Coolin	ng Distribution Sy	stems				2 of 3		0			1	
	EQc	Enhanced Compartmentalizatio	n					0 of 3		0				
	EQc	Combustion Venting						2 of 2		0				
	EQc	Enhanced Garage Pollutant Pro	tection					1 of 1		1				
	EQc	Low-Emitting Products						1 of 3		0				
	EQc	No Environmental Tobacco Smo	oke					1 of 1		0				
	Innovation					Preliminary	Υ	2 of 6	М	1	Ve	rified	0	
	INp	Preliminary Rating						Required					Not	Verif
	INc	Innovation						1 of 5		1				
	INc	LEED Accredited Professional						1 of 1		0				
	Regional Prio	rity Preliminary Y 2 of 4	M 0		Verified	0								
	RPc	Regional Priority	2 of 4		0									
ors														
ct earr	ned at least 8 po	sints total in Location and Transpor	tation and Energy	and Atmo	sphere								T	Y
ct earr	ned at least 3 po	nints in Water Efficiency												Y
	and at laget 2 as	ints in Indoor Environmental Quali	N											Y
ct earr	ieu at ieast o pi		,,											

Certification Thresholds Certified: 40-49. Silver: 50-59. Gold: 60-79. Platinum: 80-110

Prospective Views



Thank you.



1228-1230 Blue Hill Avenue

September 27th, 2021



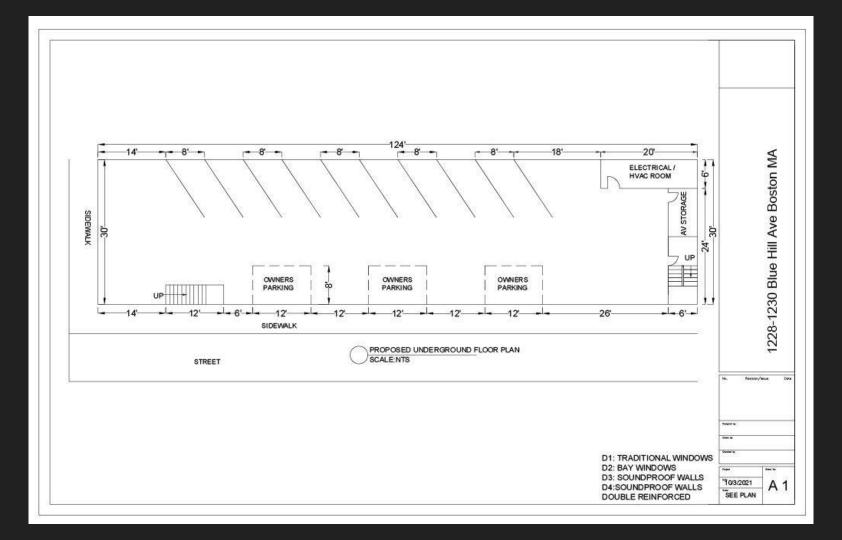
Development Concept and Design Overview

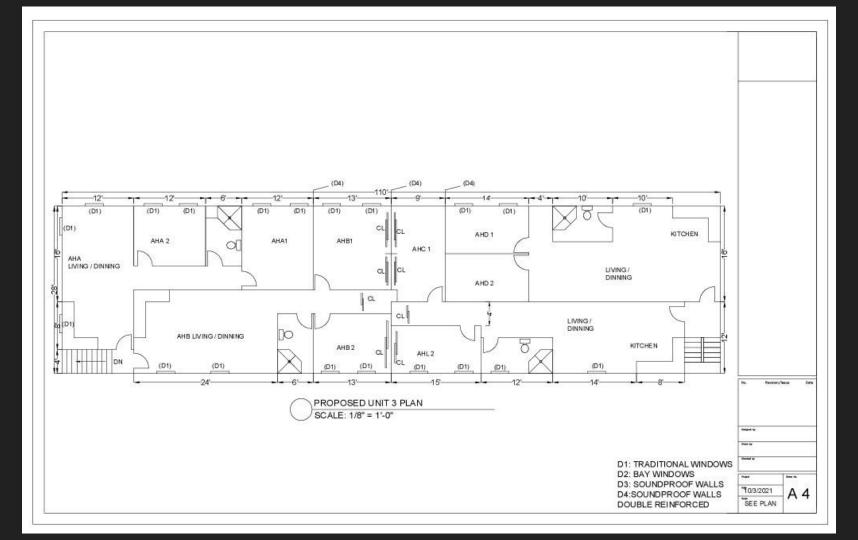
Black Sands, LLC is prepared this time to acquire and develop 1228-1230 Blue Hill Avenue. We are seeking to purchase this City lot and combine it with 1232-1234 Blue Hill Ave (a lot that we own) to erect a three level, mixed use building.

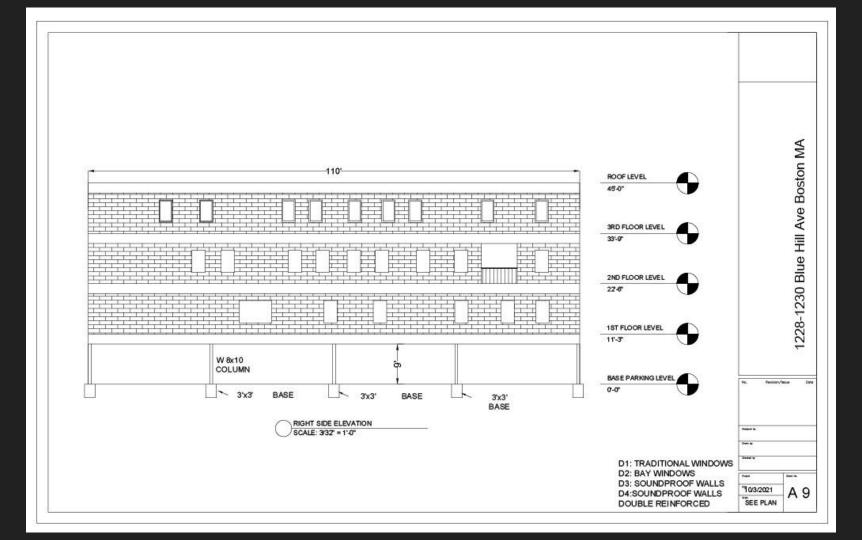
- We are responding to community needs, and want to contribute to prosperous community and economic well-being of Black and minority owned businesses.
- Our plan is to work with organizations like BECMA to make sure we are connecting with potential business that would benefit from space in the community.

Development Concept and Design Overview

- The first floor will be commercial spaces that will serve as main office locations for Ashmont Counseling Associates and small business commercial space
- The **second floor** of the mixed use building will have two residential units that will become primary owner/occupants residences. Therefore there will be owner/occupants who live and work in the development.
- The **third floor** will have 4 affordable units that are two (2) bedrooms and two (1) bedrooms. We are aware of the dire need for residential units in the City.
- The development of the property will also include onsite parking. Blue Hill Ave and Woolson Street are already heavily utilized with regards to demands for parking. We can create 12-15 off street parking spaces for residents, employees and clients.







Meet the Development Team

Dennis Tyrell, PhD Licensed Ps

 Dennis is a graduate of UMassBoston and Boston College where he earned his Masters and PhD respectively. For the past 20 years he has worked at Lemuel Shattuck Hospital, Bay Cove Human Serives, Carney Hospital and Brandeis University. For the past 12 years he as been co-owner of Ashmont Counseling.

Joanna Morris, attorney

Joanna brings a wealth of business experience, real estate and law practice to the team. She obtained her BA
degree in Business Management from UMass Boston, her MBA from Suffolk University, and Law degree from
Southern New England School of Law (now UMass Law).

Bevilton Morris, consultant advisor

Bevilton earned his MBA at Suffolk University and has gone on to build an impressive career being Managing
Director at PriceWaterhouseCoopers, Managing Director at PriceWaterhouseCoopers, and currently Managing
Director at Accenture. In addition to his current role at Accenture, Bevilton sits on the Board of Trustees at his
alma mater- Suffolk University.

Meet the Development Team

Bev-Ann Morris Project Manager

Bev-Ann works as Construction Project Manager at Volta Charging.

Stafford Lewis Consulting Contractor

 Owner, Alpha Building Construction and Development Corp has been serving the greater Boston community for over a decade.

Prince Kallon, Architect

Kallon Architectural Designs and Contractors

Nigel Simon, Investor

He studied Economics and Philosophy and has a Bachelor's degree from Boston College.

Luckner Bayas, **Engineer**

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Prior Projects

About ten years, Dr. Peach Dore-Tyrell Dennis Tyrell submitted an RFP and were tentatively awarded 1228-1230 Blue Hill Avenue to erect a three level, mixed-use building.

We took significant steps towards developing the lot including 1) hiring an architectural firm to produce drawings; 2) getting approval from the BRA and the community to go forward, 3) purchasing an adjacent lot, and 4) saving funds for down payment on the construction loan.

Unfortunately, negotiating financing proved to be a bigger challenge than we anticipated. Obstacles to securing the construction loan became more daunting due in part to the Great Recession, which began in 2008- in the midst of trying to obtain the loan. Consequently, we were unsuccessful in purchasing the land and launching the project.

Prior Projects

• **Dennis Tyrell** has worked successfully with Chris Rooney to obtain and rehab 567 Talbot Ave, Unit 20 Where Ashmont Counseling is located.

Financial Feasibility

Black Sands Enterprises will pursue a combination of programs to secure the best financing opportunities available for the realization of the project based on its unique combination of low to moderate income housing and disenfranchised business enterprise ownership

Some examples:

- Low income housing tax credits offered by the Internal Revenue Service in conjunction with the Department of Housing and Urban Development
- ii. HOME Investment Partnerships Program
- iii. Syndicate Tax Credits to Prospective Investors
- iv. Leverage Credit of Existing Businesses (if necessary)

Financial Feasibility

Ashmont Counseling Associates reputation for delivering first rate assessment and treatment has grown over the past 10 years and this is an ideal time for us to expand.

Clients (over 1200 served) have been very satisfied with our services and are consistently referring others to the point where demand is greater than available space and clinicians. We can address this need by adding office space and bringing more clinicians into the practice. We are prepared to repeat that success with this new growth opportunity.

NEXT STEPS



Next Steps

The meeting will be recorded and shared on the Building Housing project page along with a confidence of the presentation. You can continue to submit comments after this event until October 12, 2 All comments will be reviewed by the proposal review committee who, will move forward on making a community-informed decision after the comment period ends.

The Building Housing project page also includes additional information and development timeline. You can register to follow the project to receive email updates. bit ly/blue bill-ave-

Julio Pilier, Development Officer (617) 635-0214, julio.pilier@boston.gov

DND Thanks you for your interest!